

This instrument was prepared by:
David Snoddy
Without opinion
Law Offices of Jeff W. Parmer LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

Property Address:
2272 Highway 50
Vandiver, AL 35176

Grantee's Address:

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of THREE HUNDRED FIFTY THOUSAND DOLLARS AND ZERO CENTS (\$350,000.00), and other good and valuable consideration in hand paid to **Arthur Cline and Margie Cline, husband and wife** (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the **Winston Jony Amaya Garcia** (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.*

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

Subject property does not constitute the homestead of the Grantors.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 12 day of September, 2025

Arthur Cline
Arthur Cline

Margie Cline
Margie Cline

STATE OF ALABAMA
COUNTY OF ST. CLAIR

I, the undersigned Notary Public in and for said County and State, hereby certify that Arthur Cline and Margie Cline whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, 2025.

Joshua Henry Busby
Notary Public
My Commission Expires: 06-07-2026

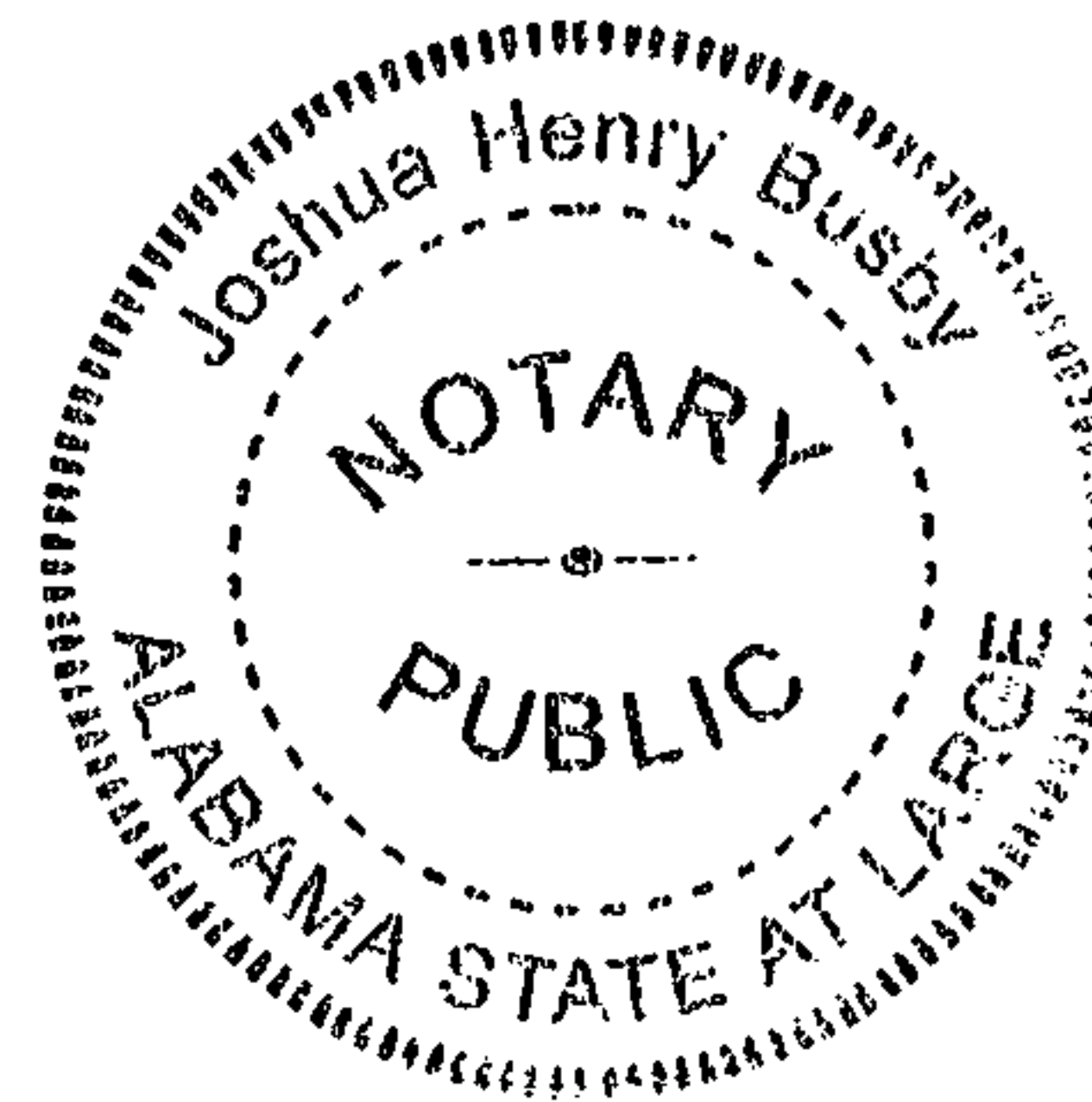


EXHIBIT "A"**LEGAL DESCRIPTION: PARCEL 1**

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 12 AND RUN S 00°07'49" W FOR A DISTANCE OF 1327.04' TO A FOUND AXLE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 AND THE WEST RIGHT OF WAY OF COUNTY HIGHWAY 50 (60' RIGHT OF WAY); THENCE RUN S 02°17'49" E ALONG SAID WEST RIGHT OF WAY FOR A DISTANCE OF 104.67' TO A FOUND 1/2" CAPPED REBAR; THENCE RUN S 01°45'26" E ALONG SAID WEST RIGHT OF WAY FOR A DISTANCE OF 99.89' TO A FOUND 1/2" REBAR; THENCE RUN S 01°43'27" E ALONG SAID WEST RIGHT OF WAY FOR A DISTANCE OF 293.15' TO A FOUND 1/2" REBAR AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S 00°04'51" E ALONG SAID WEST RIGHT OF WAY FOR A DISTANCE OF 35.00' THENCE LEAVING SAID WEST RIGHT OF WAY, RUN S 89°41'24" W FOR A DISTANCE OF 100.00' THENCE RUN S 00°04'51" E FOR A DISTANCE OF 65.07' THENCE RUN S 89°41'24" W FOR A DISTANCE OF 866.13' THENCE RUN N 00°22'21" W FOR A DISTANCE OF 164.14' TO A FOUND 1/2" REBAR; THENCE RUN N 89°42'09" E FOR A DISTANCE OF 299.81' TO A SET 5/8" CAPPED REBAR (CLINKSCALES CA-1084-LS); THENCE RUN S 01°42'47" E FOR A DISTANCE OF 79.91' TO A FOUND 1/2" CAPPED REBAR; THENCE RUN N 88°19'07" E FOR A DISTANCE OF 413.69' TO A FOUND 1/2" CAPPED REBAR; THENCE RUN N 88°19'48" E FOR A DISTANCE OF 251.44' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.54 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: PARCEL 2

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 12 AND RUN S 00°07'49" W FOR A DISTANCE OF 1327.04' TO A FOUND AXLE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 AND THE WEST RIGHT OF WAY OF COUNTY HIGHWAY 50 (60' RIGHT OF WAY); THENCE RUN S 02°17'49" E ALONG SAID WEST RIGHT OF WAY FOR A DISTANCE OF 104.67' TO A FOUND 1/2" CAPPED REBAR; THENCE RUN S 01°45'26" E ALONG SAID WEST RIGHT OF WAY FOR A DISTANCE OF 99.89' TO A FOUND 1/2" REBAR; THENCE RUN S 01°43'27" E ALONG SAID WEST RIGHT OF WAY FOR A DISTANCE OF 293.15' TO A FOUND 1/2" REBAR; THENCE LEAVING SAID WEST RIGHT OF WAY, RUN S 88°19'48" W FOR A DISTANCE OF 251.44' TO A FOUND 1/2" CAPPED REBAR AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N 13°51'03" W FOR A DISTANCE OF 256.57' TO A FOUND 1/2" CAPPED REBAR; THENCE RUN S 76°11'12" W FOR A DISTANCE OF 119.72' TO A FOUND 1/2" CAPPED REBAR (PARKS); THENCE RUN S 42°23'26" W FOR A DISTANCE OF 100.10' TO A FOUND 1/2" CAPPED REBAR BEING THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 49.37', A CHORD LENGTH OF 75.66', A CHORD BEARING OF S 87°32'52" W, AND A DELTA ANGLE OF 100°01'44"; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 86.19' TO A FOUND 1/2" CAPPED REBAR (PARKS); THENCE RUN N 22°43'41" W FOR A DISTANCE OF 27.51' TO A FOUND 1/2" CAPPED REBAR (PARKS); THENCE RUN S 88°59'52" W FOR A DISTANCE OF 87.71' TO A FOUND 1/2" CAPPED REBAR (PARKS); THENCE RUN S 01°42'47" E FOR A DISTANCE OF 105.99' TO A SET 5/8" CAPPED REBAR (CLINKSCALES CA-1084-LS); THENCE RUN S 01°42'47" E FOR A DISTANCE OF 79.91' TO A FOUND 1/2" CAPPED REBAR; THENCE RUN N 88°19'07" E FOR A DISTANCE OF 413.69' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.76 ACRES, MORE OR LESS.

EASEMENT 1 PARCEL 2

ALSO INCLUDED IS A 25' EASEMENT FOR INGRESS/EGRESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 12 AND RUN S 00°07'49" W FOR A DISTANCE OF 1327.04' TO A FOUND AXLE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 AND THE WEST RIGHT OF WAY OF COUNTY HIGHWAY 50 (60' RIGHT OF WAY); THENCE RUN S 02°17'49" E ALONG SAID WEST RIGHT OF WAY FOR A DISTANCE OF 104.67' TO A FOUND 1/2" CAPPED REBAR; THENCE RUN S 01°45'26" E ALONG SAID WEST RIGHT OF WAY FOR A DISTANCE OF 99.89' TO A FOUND 1/2" REBAR; THENCE RUN S 01°43'27" E ALONG SAID WEST RIGHT OF WAY FOR A DISTANCE OF 293.15' TO A FOUND 1/2" REBAR SAID POINT BEING THE POINT OF BEGINNING OF SAID EASEMENT BEING 25.00' NORTH OF THE FOLLOWING DESCRIBED LINE; THENCE LEAVING SAID WEST RIGHT OF WAY, RUN S 89°57'45" W FOR A DISTANCE OF 251.44' TO A FOUND 1/2" CAPPED REBAR AND THE END OF SAID EASEMENT HEREIN DESCRIBED. SIDELINES OF SAID EASEMENT SHALL BE EXTENDED OR TRUNCATED TO REACH THE SERVIENT PARCEL BOUNDARY.

EASEMENT 2 PARCEL 2

SUBJECT TO A 10' EASEMENT FOR ACCESS TO A WATER SOURCE, WITH THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 12 AND RUN S 00°07'49" W FOR A DISTANCE OF 1327.04' TO A FOUND AXLE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 AND THE WEST RIGHT OF WAY OF COUNTY HIGHWAY 50 (60' RIGHT OF WAY); THENCE RUN S 02°17'49" E ALONG SAID WEST RIGHT OF WAY FOR A DISTANCE OF 104.67' TO A FOUND 1/2" CAPPED REBAR; THENCE RUN S 01°45'26" E ALONG SAID WEST RIGHT OF WAY FOR A DISTANCE OF 99.89' TO A FOUND 1/2" REBAR; THENCE RUN S 01°43'27" E ALONG SAID WEST RIGHT OF WAY FOR A DISTANCE OF 293.15' TO A FOUND 1/2" REBAR; THENCE LEAVING SAID WEST RIGHT OF WAY, RUN S 88°19'48" W FOR A DISTANCE OF 251.44' TO A FOUND 1/2" CAPPED REBAR; THENCE RUN N 13°51' 03" W FOR A DISTANCE OF 251.57' TO A FOUND 1/2" CAPPED REBAR AND THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE RUN S 59°21'11" W FOR A DISTANCE OF 64.82' TO A POINT; THENCE RUN N 19°21'35" W FOR A DISTANCE OF 23.18' TO THE END OF THE EASEMENT HEREIN DESCRIBED.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Arthur Cline and Margie Cline
 Mailing Address 955 Black Acres Rd
Cropwell, AL

Grantee's Name Winston Jony Amaya Garcia
 Mailing Address 2272 HWY 50
Vandiver, AL 35176

Property Address 2272 Highway 50
Vandiver, AL 35176

Date of Sale 09/11/2025
 Total Purchase Price \$350,000.00
 or
 Actual Value \$
 or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
 (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/12/25

Print AnnaBelte Phillips

☐ Unattested

Sign AnnaBelte Phillips
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/02/2025 03:55:16 PM
 \$384.00 BRITTANI
 20251002000304940

Form RT-1

Anna S. Bayl